GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Andhra Pradesh Building Rules, 2012 –Modifications- Amendments – Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.MS.No. 156 Dated: 23.06.2015

Read the following:-

1. G.O.Ms.No.168 MA&UD Dated:07.04.2012
2. From the Chairman Indian Green Building Council Dated: 28.11.2014.
3. From the DTCP Lr.Roc.No.8343/2011/P, Dated: 06.01.2015.
4. G.O.Ms.No.33, MA&UD (M1) Department, Dated: 23.02.2015.
5. From President, CREDAI, and Repn.dated:6.03.2015 & 17.04.2015.
6. From President, APREDA, Repn. dated: 11.03.2015.
7. From the DTCP Lr.Roc.No.8343/2011/P, Dated: 26.05.2015.

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ORDER:

The Government in the reference 4th read above, issued certain amendments to A.P. Buildings Rules, 2012 issued vide G.O. 1st read above in order to encourage the adoption & promotion of Green Cities, for Sustainable Development of Built Environment in Cities.

2. The Government have received certain representations to modify some of the clauses issued in G.O. 4th read above as these conditions are difficult to follow.

3. The Director of Town and Country Planning, AP, Hyderabad, has examined the representations and after due consultations with Indian Green Building Council (IGBC) and CREDAI has submitted their recommendations in the reference 6th cited.

4. The Government after careful examination of the recommendations of Director of Town and Country Planning, AP, Hyderabad, notify following amendments to G.O.Ms.No.33, MA&UD (M1) Department, Dated: 23.02.2015.

NOTIFICATION

In exercise of the powers conferred by section 585 read with 592 of the Greater Hyderabad Municipal Corporation Act,1955; provision under sub section (1) read with sub section (2) of section 14,32,46 and 58 of the Andhra Pradesh Urban Areas(Development) Act,1975; Section 18 of the Andhra Pradesh Municipal Corporation Act, 1994; Section 326 of Andhra Pradesh Municipalities Act,1965; Section 44 (1) of the Andhra Pradesh Town Planning Act,1920 and Section 1 of the A.P Capital Region Development Act, 2014 the Government of Andhra Pradesh hereby issue the following amendments to G.O.Ms.No.33, MA&UD (M1) Department, Dated: 23.02.2015 applicable to all Urban Development Authority areas in the state covered in Master Plans/General Town Planning Schemes/Outline Development Plans.

AMENDMENTS

a) The condition (xxii) in rule 5(f) issued vide G.O. 4th read above shall be substituted with the following:

All types of non-high rise and high rise buildings having 100 Units and above shall install on-site sewerage treatment plants and use such treated water for captive requirements. (OR) the applicant shall pay the investment cost for STP Installation as part of Infrastructure fee to the local body concerned to treat the waste water @ Rs.200/- per sqm. of built up area with 7.5% of increase each year.

b) The following shall be further added to the condition (xxiii) in rule 5(f) issued vide G.O. 4th read above:

The Government have already constituted Swachh Andhra Corporation and separate guidelines will be issued in this regard in due course and the same shall be followed for hazardous waste management.

c) The condition (xxiv) in rule 5(f) issued vide G.O. 4th read above shall be substituted with the following:

All types of non-high rise and high rise buildings with built-up area 50,000 Sq.m and above shall be designed & constructed as Green Buildings.

The following norms shall be followed for next five years to qualify as Green building.

I. External walls with either or combination of the following
   a. AAC,CLC, Fly ash Block Walls
   b. Rat Trap Bond Wall
   c. Air Cavity wall
   d. Equivalent wall section achieving U value – 2.5 w/m2 K

II. Roof with either or combination of the following
   a. Over-deck insulation
      - Minimum 50 mm thick Extruded Polystyrene insulation over traditional construction
      - Minimum 50 mm thick Expanded Polystyrene insulation over traditional construction
   b. Filler slabs
   c. Equivalent roof section achieving U value – 1.2 w/m2 K

III. Glass

   a. U-value of glass shall be 5.7 W/m2K or lesser and with low shading coefficient

IV. Window to Wall Ratio

   a. Windows in Air-conditioned buildings should have openings of atleast 5% of carpet area

V. Lighting

a. The projects shall install LED light fixtures in all basements & parking areas and LED fixtures shall be used for all outdoor lighting

VI. Air-Conditioning

a. Projects having air-conditioners shall consider unitary air-conditioners with minimum BEE 3-star rating (or) air-conditioners with a COP equivalent to 3.1 (EER of 10.58), or more.

VII. Pumps & Motors

a. Pumps & Motors installed in the building shall have an efficiency equivalent to BEE 3-star rating or more.

VIII. Material Conservation measures:

a. Install on-site waste treatment systems viz., mechanical organic waste converters (or) Kambhas (or) Vermi-composting for treating at least 50% of organic waste generated from the building. Default organic waste quantity per person per day can be considered as 0.25 kg.
b. Use the following materials with recycled content:
   - AAC, Fly ash blocks
   - Concrete with higher fly ash content
c. Use Locally available materials for building procured within in a distance of 400 kms
d. Use interior paints with low or no VOC (Volatile Organic Compounds) with a value less than 150 g/L less water

d) The condition (xxv) in rule 5(f) issued vide G.O. 4th read above shall be substituted with the following:

All types of non-high rise and high rise buildings 100 Units and above shall install on-site renewable energy system to cater to atleast 50% of outdoor & common area lighting requirement (OR) 2% of the total connected load.

Note: Outdoor & common area lighting includes path way lighting, corridor lighting & parking lot lighting

e) The condition (xxvii) in rule 5(f) issued vide G.O. 4th read above is deleted.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Store Purchase Department, Andhra Pradesh, Hyderabad for publication of the Notification in the Gazette and furnish 500 copies.
The Commissioner & Director of Municipal Administration, AP, Hyderabad.
The Commissioner, Capital region Development Authority, Vijayawada.

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Managing Director, Andhra Pradesh Urban Greening & Beautification Corporation, Hyderabad.
The Director of Town & Country Planning, Andhra Pradesh, Hyderabad.
All the Vice Chairman of Urban Development Authorities in the State
All the Commissioners of Municipal Corporations / Municipalities / Nagar Panchayats in the State, through Commissioner & Director of Municipal Administration, Andhra Pradesh, Hyderabad.
The Chairman & Managing Director, APTRANSCO, Andhra Pradesh, Hyderabad.
The Commissioner & Inspector General of Registration & Stamps, Andhra Pradesh, Hyderabad.

Copy to:

The PS to Principal Secretary to Honb'le CM.
The PS to Prl.Secretary to Honb'le M(MA&UD)
The PS to Prl.Secretary to MA&UD
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER